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Date: April 10, 2013

To: Planning Commission

From: Cary Teague, Community Development Director

Re: Zoning Ordinance Amendment Consideration – Residential Redevelopment (Issues Identified)

As a following up to the last Planning Commission meeting, and the March 5th, 2013 Work Session with the City Council; the Planning Commission is asked to begin consideration of potential Zoning Ordinance Amendments regarding residential redevelopment.

Below is the list of issues that have been identified as part of the Planning Commission Working Group's work over the past several months.

The Planning Commission is asked to have a discussion on each of the issues below and provide direction to staff to formulate an Ordinance for consideration.

Issues:

- I. Side Yard Setback on Lots less than 75 feet in width. Consider requiring sidewall mass breakup.
Increase setbacks slightly for lots, have a staggered condition.

Option#1: Start with a 5'/7' for 50' lots and increase proportionally every 5' in lot width up to 10'/12' for 75' lots. Always have a minimum on one side, i.e. 5' at 50' and 10' at 75' lots but allow them to modify such as 6' and 6' on a 50' lot.
Option#2: In exchange for eliminating sidewall building height regulations noted above, suggest 14' total side yard setbacks (min. of 5'). Allows a 36' wide house on a 50' lot.
2. Side & Rear Yard Setback for accessory buildings. Better define accessory use, including need a building permit for items above xx s.f. and xx' in height.
3. Front Yard Setback. Consider revised language for existing nonconforming conditions.



4. Building Height. Eliminate sidewall set back and mid-point requirements for building height, add 30' total height limit for lots under 75'. (leave height as is for lots greater than 75')
5. Front loaded Garages. Consider requiring that front facing garages cannot be the primary feature on lots, i.e. require part of house (porch?) to extend beyond house in front.
6. Building Coverage on Lots less than 9,000 square feet in size. Clarify items in lot coverage definitions, including accessory items. Consider consistent lot coverage requirements for all sized lots.
7. Tree protection/ordinance. Consider adding a tree ordinance to restrict discrepancy tree removal and require some type of caliper replacement for trees removed. Tie to city definition of demo permit for when it kicks in (i.e. need demo permit if more than 50% of structure is removed, then this would be applicable).
8. Stormwater Management. Require additional information on site drainage plans such as showing all landscaping and retaining walls less than 4 feet tall.
9. Require permit for retaining walls over 4 feet tall with engineered drawings. Consider a setback requirement for retaining walls over 4 feet.
10. Require access to backyard from front yard on same property.
11. Window wells (egress windows.) Eliminate exit window wells from side yard setback exception.
12. Single/Two car garage requirement. Consider eliminating the requirement for two car garages.
13. Keep only the R-1 zoning district and make lot size changes within the existing structure.

